

ZONING ORDINANCE §4-1103(C)(2) SUBMISSION REQUIREMENTS

The Final Development Plan shall be prepared in accordance with §4-1103(C)(2) of the Revised 1993 Loudoun County Zoning Ordinance and shall contain the following information:

- (1) A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').

Vicinity Map is shown on the cover sheet at a scale of 1"=1,000'.

- (2) Bearings and distances of the perimeter property lines.

Bearings and distances of the perimeter property lines can be found on sheet 3. The boundary information was obtained from previously recorded (DB 2195 Page 0406) Record Plat application SBRD-2001-0075.

- (3) Total area of property presented in square feet or acres.

Total site area is shown on the cover sheet, note 3, and sheet 5, Lot 12 Final Development Plan tabulations.

- (4) Scale and north arrow, with north, to the extent feasible oriented to the top of all drawings.

Each applicable sheet contains a north arrow that is generally oriented such that north is towards the top of the drawings.

- (5) Names and route numbers of boundary streets and the width of existing right(s)-of-way. Any proposed amendments to the public right(s)-of-way and delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right(s)-of-way.

Sheet 6 depicts existing and proposed roads with centerlines and dimensions.

- (6) The location and arrangement of all proposed uses, including a preliminary subdivision layout, if subdivision is proposed.

Sheet 6 depicts the preliminary site plan layout for the multi-family 2 over 2 units, internal roadways, and sidewalks. A Site Plan (STPL-2008-0041) has been submitted and is currently under review for the 2 over 2 units, internal streets, and sidewalks.

- (7) The maximum height in feet, to include penthouses, of all buildings, and the number of floors both above and below or partially below finished grade.

The maximum building heights, including the above and below ground computations are listed on Sheet 5 within the Lot 12 Final Development Plan Zoning Requirements and Land Use Summary. In addition, Sheet 8 illustrates the architectural elevations of the 2 over 2 units.

- (8) Proposed building footprints and elevations.

Proposed building footprints are located on all site design sheets and elevations can be found on sheet 8.

- (9) The traffic circulation system and the pedestrian and bicycle circulation system, including the location and width of all streets, driveways, entrances to parking areas and parking structures, pedestrian walkways, and bicycle paths.

Traffic circulation, pedestrian circulation, and bicycle circulation can be located on sheet 4. Additional road geometries are located on sheet 6. Sidewalk and trail widths are provided on Sheets 6 and 7.

- (10) Location of bus and rail stops.

Bus stop locations can be found on sheet 4 allowing for pickup on both sides of Centergate Drive. Note that the bus stop shown opposite Lot 12 will be provided with the development of Lots 9 and 10 in a future FDP/Site Plan application. There are no rail stops associated with Dulles Parkway Center II as the nearest rail stop is on adjacent Moorefield Station.

- (11) Landscaping plan indicating the location and type of all plantings, and any trees to be conserved.

*Landscaping and trees to be preserved are identified on sheet 7. It includes the locations in plan view and a list of types to be determined as final engineering. Any vegetation within the wetland is to be preserved (early pioneer sizes). Note that the proffered buffer along the shared property line of Lot 12 and Lot 13 was clustered away from the group eight (4 stacked) multi-family units at the southeast corner due to storm management needs to be reflected on STPL-2008-0041. **Due to sight distance issues around the curvature of Lot 12 and storm outfall, a tree-lined streetscape is not possible.***

- (12) A plan or statement showing how public utilities are, or will be provided.

Public utilities will be provided by existing water, storm, and sanitary connections along Centergate Drive as shown on Sheets 6 and 7 and stated on Sheet 1 note 11.

- (13) Approximate location and estimated size of all proposed stormwater management facilities.

Stormwater management will be provided by existing pond #3. Pond #3 is located off-site, across Centergate Drive on Lot 8 and Lot 9 and was originally constructed with CPAP-2000-0104. Stormwater Management will also be provided by adequate channel to the Best Management Practice Ponds 2A and 2B, approved with CPAP-2001-0141. Stormwater management facilities are located on sheets 2, 3 and 6. Please also see stormwater narrative, note 16 on Sheet 1.

- (14) When the development is to be constructed in sections, a final sequence of development schedule showing the order of construction of such sections, and an approximate completion date for the construction of each section.

A Phasing Table is provided on Sheet 5. Approximate completion dates are found within the Phasing Table as subsection #3.

- (15) Location of accessory uses.

Sheet 4 and Sheet 6 illustrate an Informal Park within the Active/Passive Recreation Area. The Informal Park will include a picnic pavilion and three (3) park benches. The pavilion and benches are the only accessory uses for the multi-family units.

- (16) Location and size of open space areas, specifying the proposed treatment or improvement of all such areas.

Sheet 6 depicts the locations and size of open space parcels A-F as well as the location and size of an Active/Passive Recreation Area. Sheet 6 illustrates an Informal Park within the Active/Passive Recreation Area. The Informal Park will include a picnic pavilion and three (3) park benches. Sheet 6 also illustrates five (5) foot concrete sidewalks within open space parcels A, B, C, E, and F.

- (17) Cross section of proposed buildings to evaluate streetscape and skyscape with relation to adjacent parcels.

Sheet 8 shows a cross-section of buildings including a streetscape-to-building illustration.

- (18) Location and quantity of required number of off-street parking and loading spaces provided.

Sheet 5, Lot 12 Final Development Plan Zoning Requirements and Land Use Summary Chart provides details pertaining to parking spaces provided. Sheet 6 illustrates the twenty-seven (27) on-street parking spaces. Loading spaces within the residential portion of Dulles Parkway Center II are not required.

- (19) Architectural sketches, if available, of typical proposed structures, including lighting fixtures and signs.

Lighting fixtures have not been chosen by the Applicant at this time. Sheet 8 provides sketches of the 2 over 2 multi-family units. Applicant has submitted a Zoning Modification, ZMOD-2008-0011, pursuant to Section 5-1204(E) of the Revised 1993 Loudoun County Zoning Ordinance, to develop a comprehensive sign package. The comprehensive sign package is currently under review by the County.

- (20) A statement that the proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards.

Sheet 1, note 12 provides the appropriate statement.

- B. A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

- (1) Total number of dwelling units by type.

The breakdown of units by type within Lot 12 of Dulles Parkway Center II can be found under the Zoning Requirements and Land Use Summary Chart on Sheet 5.

- (2) Total residential units and units per acre by subarea.

Sheet 5 contains the Dulles Parkway Center II Phasing and Unit Tracking Table. The breakdown of units by type can be found under the Proposed Phasing Table on sheet 5. Units per acre also are found in this chart.

- (3) Total floor area for each type of use and total floor area ratio in each subarea or landbay, except residential uses.

Sheet 5 contains the Dulles Parkway Center II Phasing and Unit Tracking Table. The total floor area ratio and breakdown of FAR by subarea is within the Proposed Phasing Table on sheet 5. It should be noted that FIDP-2008-0002 is primarily for multi-family residential units.

- (4) Total area in open space including recreational open space provided and the amount required.

Sheet 5 contains the Dulles Parkway Center II FDP Open Space Tracking table. The total amount of open space approved with ZMAP-2005-0041 can be found within the Proposed Phasing Table. The open space provided within Lot 12 can be found within the Zoning Requirements and Land Use Summary Chart at the upper right hand corner of sheet 5.

- (5) Total number of off-street parking and loading spaces provided and the number required.

Sheet 5, Lot 12 Final Development Plan Zoning Requirements and Land Use Summary Chart provides details pertaining to parking spaces provided. Loading spaces within the residential portion of Dulles Parkway Center II are not required.